

CITY OF SAN ANTONIO
Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

October 19, 2004
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to Update on status of Southside Properties that will be brought forward in November for zoning re-consideration and discuss zoning case recommendations and other items for consideration on agenda for October 21, 2004, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of September 21, 2004 and October 5, 2004 Minutes.
7. **ZONING CASE NUMBER Z2004216:** The request of Camp Bullis, Ltd., Applicant, for Camp Bullis, Ltd., Owner(s), for a change in zoning from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to O-1 ERZD Office Edwards Recharge Zone District and O-2 ERZD Office Edwards Recharge Zone District on 44.98 acre tract of land out of NCB 34725 at La Cantera Parkway.
(Council District 8)

8. **ZONING CASE NUMBER Z2004222:** The request of State of Texas (San Antonio State Hospital), Applicant, for State of Texas, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “MF-33” Multi-Family District on 14.000 acre tract of land out of NCB 10934 at 16711 South New Braunfels Avenue. (Council District 3)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
9. **ZONING CASE NUMBER Z2004229 C:** The request of 1735 Commercial Land Trust, Applicant, for Southwestern Bell Telephone Company, Owner(s), for a change in zoning from “R-4” Residential Single Family District to “C-2” C General Commercial District with Conditional Use for Parking and Vehicle Storage on Lots 1, 2, 3, and 4, Block 3, NCB 7645 at 1735 Commercial Avenue. (Council District 4)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2004223 S:** The request of Brooks Development Authority, Applicant, for Brooks Development Authority, Owner(s), for a change in zoning from “MR” Military Reserve District to “I-2” S Heavy Industrial District with Specific Use Authorization for the manufacturing of pharmaceutical products on 42.65 acre tract out of NCB 10921 at Southwest corner of Southeast Military Drive and Goliad Road. (Council District 3).
11. **ZONING CASE NUMBER Z2004224:** The request of KB Home, Applicant, for KB Home, Owner(s), for a change in zoning from “C-2” C Commercial District with conditional use for a mini-warehouse to “R-6” Residential Single-Family District on 0.424 acres out of NCB 17635. (Council District 6)
12. **ZONING CASE NUMBER Z2004228 C:** The request of Nader Shahsavary (Happyland Daycare), Applicant, for Nader Shahsavary, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “R-6” C Residential Single Family District with Conditional Use for a Daycare Center on 2.596 acre tract of land out of NCB 15837. 4168 Stahl Road. (Council District 10)
13. **ZONING CASE NUMBER Z2004230 S:** The request of The Wurzbach Estate at Burmeade Oaks, Ltd., Applicant, for EM Heritage Holdings, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single Family District to C-2 S Commercial District with Specific Use Authorization for a banquet hall on 0.323 acres and 0.914 acres out of NCB 13662 at 8542 Wurzbach Road. (Council District 8)
14. **ZONING CASE NUMBER Z2004231 C:** The request of Kaufman & Associates, Inc., Applicant, for Casey Ventures, Inc., Owner(s), for a change in zoning from “R-5” Residential Single-Family District and “C-2” Commercial District to “C-2” C Commercial District with a Conditional Use for automobile sales on 16.29 acres out of NCB 12057. (Council District 9)
15. **ZONING CASE NUMBER Z2004232:** The request of Kaufman & Associates, Inc., Applicant, for McCombs Family Partners, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District and “I-1” General Industrial District to “C-3” General Commercial District on 43.62 acres out of NCB 15248. (Council District 4)

16. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
17. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

CASE NO: Z2004216

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 8

Ferguson Map: 514 B2

Applicant Name:

Camp Bullis, Ltd.

Owner Name:

Camp Bullis, Ltd.

Zoning Request: From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to O-1 ERZD Office Edwards Recharge Zone District and O-2 ERZD Office Edwards Recharge Zone District.

Property Location: 44.98 acre tract of land out of NCB 34725

La Cantera Parkway

East of Washita Way between La Cantera Parkway and Singing Forest

Proposal: Office complex

Neigh. Assoc. Legend Hills Homeowners Association, Inc.

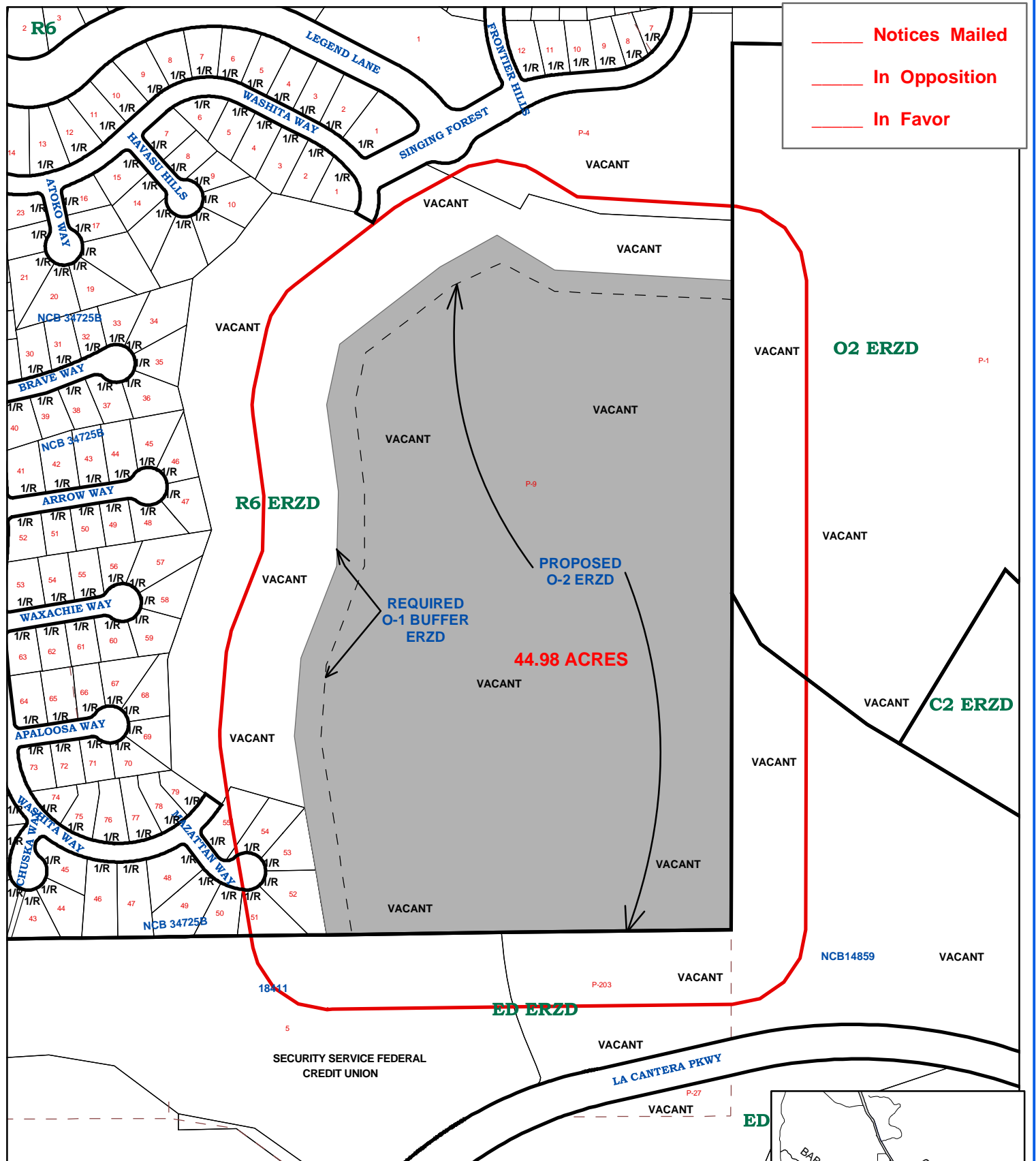
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required for rezoning. R-6 zoning generates 225 Peak Hour Trips. O-1 and O-2 zoning will generate 156 Peak Hour Trips. Rezoning will result in a decrease in traffic trips. A traffic impact analysis will be required at time of platting or building permit.

Staff Recommendation:

Approval. The subject property is undeveloped and adjacent to R-6 ERZD Residential Single-Family Edwards Recharge Zone District to the west, north, O-2 ERZD Office Edwards Recharge Zone District to the east and ED ERZD Entertainment Edwards Recharge Zone District to the east and south. The subject property slopes down from the residential development to the west and north. The O-1 ERZD Office Edwards Recharge Zone District and O-2 ERZD Office Edwards Recharge Zone District will provide excellent transitions and buffers between residential and commercial uses. Access to the planned development will be from La Cantera Parkway. Staff's recommendation of approval is based on the site evaluation of the property by the San Antonio Water System (SAWS), Resource Protection Division recommendation of approval.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: **Z2004-216**

City Council District NO. 8
Requested Zoning Change

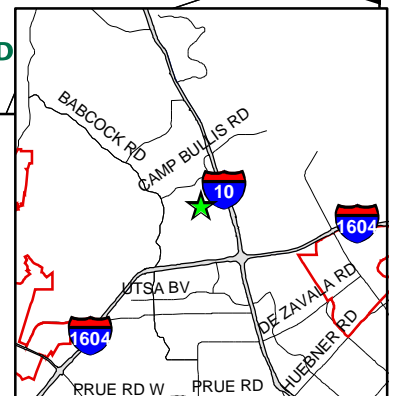
From: R-6 ERZD To O-1 ERZD and O-2 ERZD

Date: October 19, 2004

Scale: 1" = 350'

Subject Property

200' Notification



CASE NO: Z2004222

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 3

Ferguson Map: 651 D6

Applicant Name:

State of Texas (San Antonio State Hospital)

Owner Name:

State of Texas

Zoning Request: From R-4 Residential Single-Family District to MF-33 Multi-Family District.

Property Location: 14.000 acre tract of land out of NCB 10934

16711 South New Braunfels Avenue

Southwest side of South New Braunfels Avenue

Proposal:

To develop a multi-family residential development

Neigh. Assoc.

Highlands Hills Neighborhood Association

Neigh. Plan

South Central San Antonio Community Plan

TIA Statement: A Level 1 Traffic Impact Analysis is required

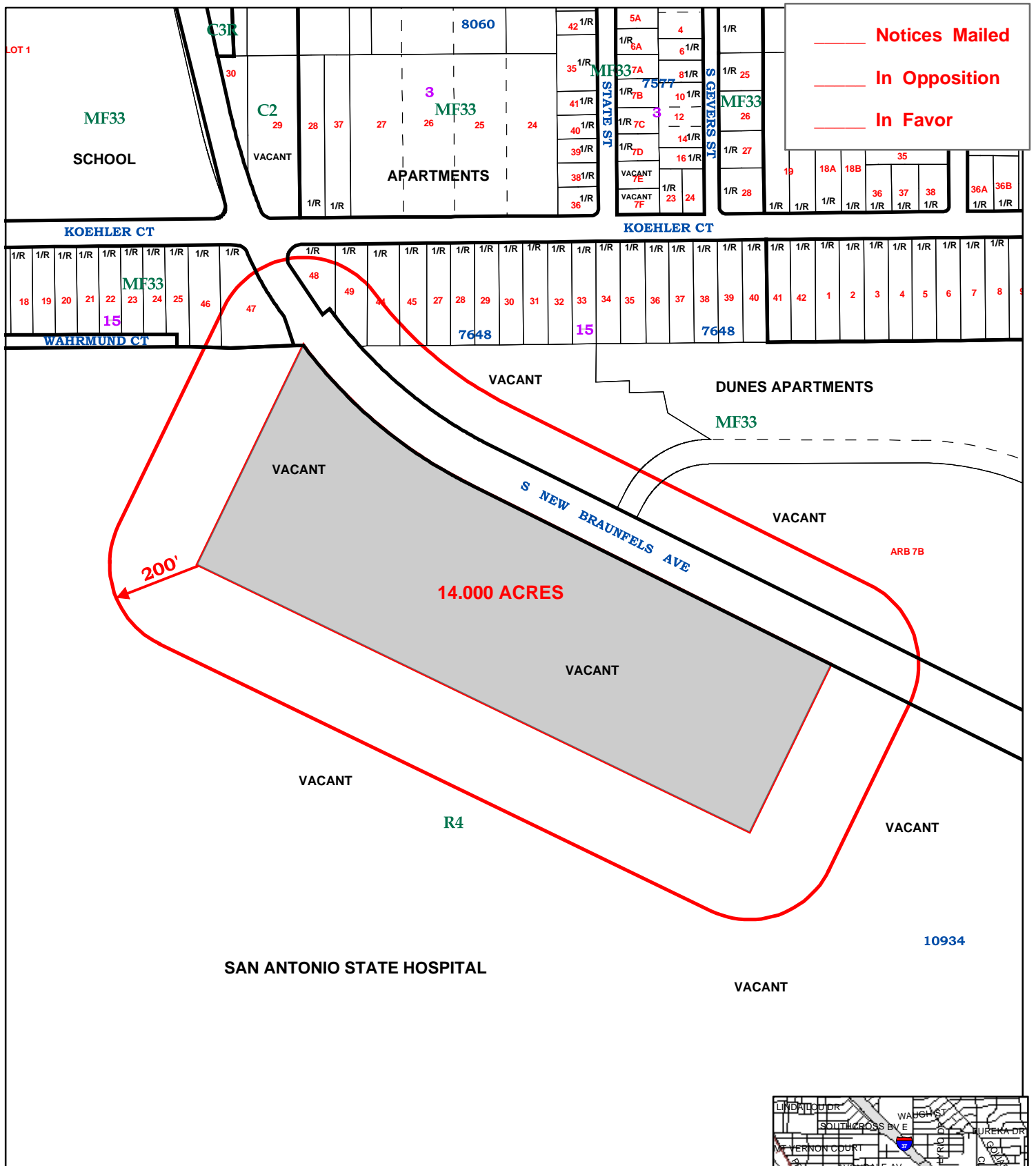
Staff Recommendation:

Inconsistent. The South Central Neighborhood Plan identifies this site as Public/Institutional. A Plan Amendment would be required in order to establish the MF-33 Multi-Family District.

Denial. The requested zoning is not consistent with the South Central Neighborhood Plan. Should the Plan Amendment be changed, staff would support the requested MF-33 Multi-Family District.


The subject property is located on South New Braunfels Avenue, a major thoroughfare. The subject property is undeveloped and a portion of the 495 acre State Hospital property. The only access will be from South New Braunfels Avenue. The subject property is adjacent to R-4 Residential Single-Family District (San Antonio State Hospital) and MF-33 Multi-Family District across South New Braunfels Avenue.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: **Z2004-222**

City Council District NO. 3
Requested Zoning Change
From: R-4 To MF-33
Date: October 19, 2004
Scale: 1" = 300'

 **Subject Property**
 **200' Notification**

D-6
p.651



C:\Oct_5_2004
(A.Z.)



CASE NO: Z2004223 S

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 3

Ferguson Map: 651 F8

Applicant Name:

Brooks Development Authority

Owner Name:

Brooks Development Authority

Zoning Request: From MR Military Reserve District to I-2 S Heavy Industrial District with Specific Use Authorization for the manufacturing of pharmaceutical products.

Property Location: 42.65 acre tract out of NCB 10921

Southwest corner of Southeast Military Drive and Goliad Road

Proposal: For the manufacturing of pharmaceutical products

Neigh. Assoc. None

Neigh. Plan None

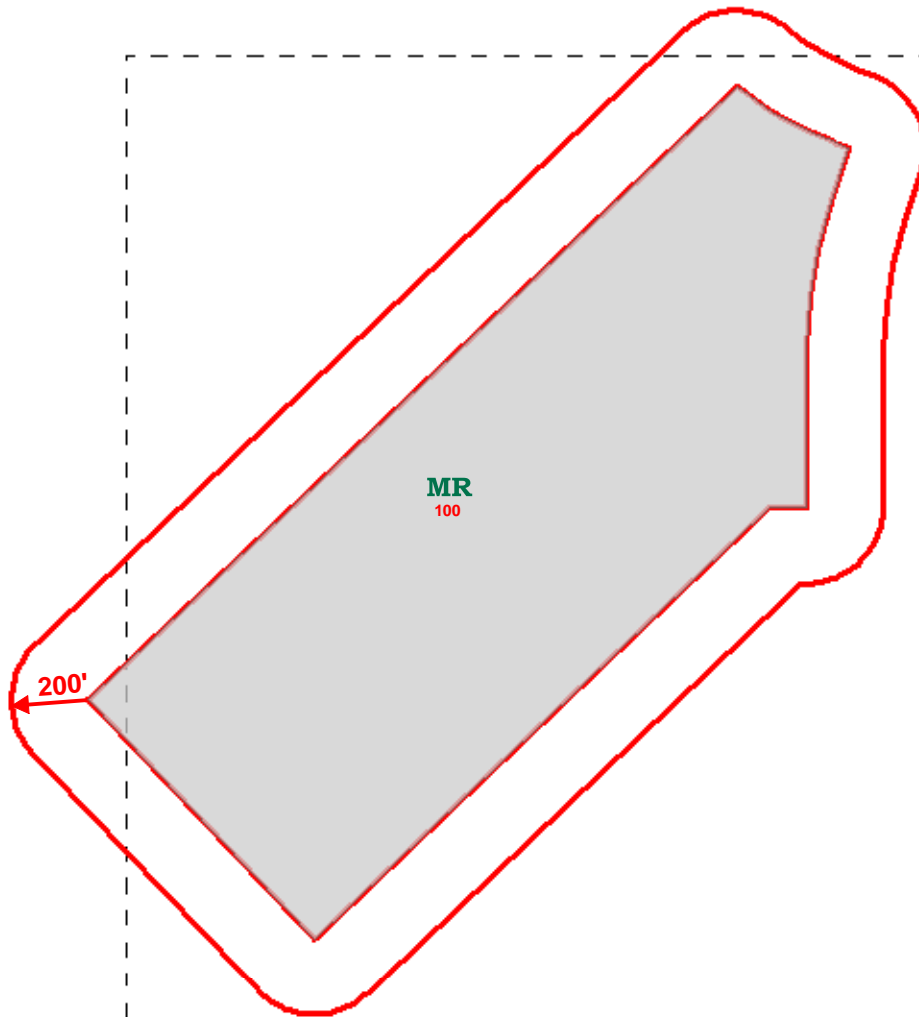
TIA Statement: A Traffic Impact Analysis is pending approval of the Master Development Plan.

Staff Recommendation:

Approval. The I-2 district accommodates uses that are highly hazardous, environmentally severe in character and/or generate a very high volume of truck traffic. Therefore, I-2 districts should be located away from residential areas and near existing and future arterial thoroughfares and railway lines for convenient access. The subject property is isolated from residential development, surrounded by Military Reserve zoning and is within 700 feet of Interstate Highway 37.

CASE MANAGER : Fred Kaiser 207-7942

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



10921

ZONING CASE: Z2004-223

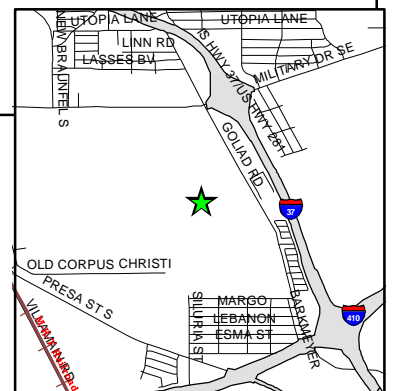
City Council District NO. 3
 Requested Zoning Change
 From: "MR" To "I-2 S"
 Date: October 19, 2004
 Scale: 1" = 500'

[Gray Box] Subject Property
 [Red Circle] 200' Notification

C-2
 p.682



C:\Oct_5_2004
 (A.Z.)



CASE NO: Z2004224

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 6

Ferguson Map: 578 B1

Applicant Name:

KB Home

Owner Name:

KB Home

Zoning Request: From C-2 C Commercial District with conditional use for a mini-warehouse to R-6 Residential Single-Family District.

Property Location: 0.424 acres out of NCB 17635

180 feet southwest of Weathering Run along the San Antonio city limits line

Proposal: To develop residential lots

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. Zoning is required to permit the completion of development to the northwest.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2004228 C

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 10

Ferguson Map: 518 C8

Applicant Name:

Nader Shahsavary (Happyland Daycare)

Owner Name:

Nader Shahsavary

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with Conditional Use for a Daycare Center.

Property Location: 2.596 acre tract of land out of NCB 15837

4168 Stahl Road

Southeast side of Stahl Road between Fairway Hill and Bell Drive

Proposal: For a children's daycare

Neigh. Assoc. Northern Hills Home Owners Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. A registered family home exists on the subject property (Happyland Daycare). The subject property is located on Stahl Road, a major thoroughfare and adjacent to R-6 Residential Single-Family District to the southwest, R-5 Residential Single-Family District to the northeast, RM-4 Residential Mixed District to the southeast and C-3NA General Commercial Nonalcoholic Sales District and C-2 Commercial District across Stahl Road to the northwest. The R-6 C Residential Single Family District with Conditional Use for a Daycare Center would be appropriate at this location and provide convenient child care for this area. Furthermore the subject property large enough to accommodate a Daycare Center.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Requested by the applicant: 1. In conjunction with a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure, there shall be allowed a monument sign to be constructed within the front yard not exceeding forty (40) square feet in area. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 7:00 p.m.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2004229 C

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 4

Ferguson Map: 650 B6

Applicant Name:

1735 Commercial Land Trust

Owner Name:

Southwestern Bell Telephone Company

Zoning Request: From R-4 Residential Single Family District to C-2 C General Commercial District with Conditional Use for Parking and Vehicle Storage.

Property Location: Lots 1, 2, 3, and 4, Block 3, NCB 7645

1735 Commercial Avenue

Northwest corner of Commercial Avenue and Kendalia Avenue

Proposal: Office and Vehicle Storage

Neigh. Assoc. None

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A traffic impact analysis is not required.

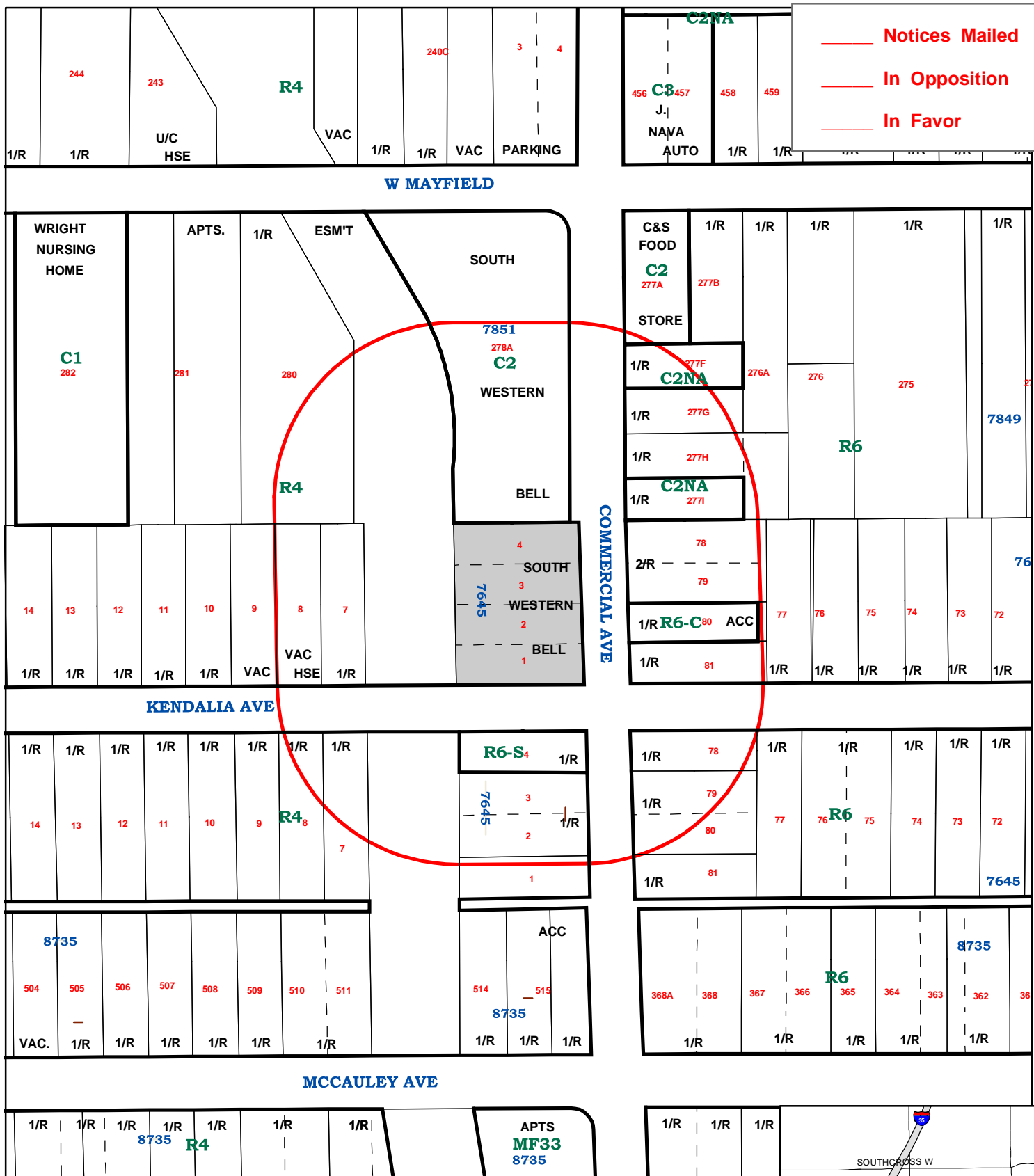
Staff Recommendation:

Inconsistent. The South Central Neighborhood Plan recommends low density residential at this location. This plan permits single and two family units based on the acreage of the property. A Plan Amendment would be required in order to establish the C-2 General Commercial District. The plan amendment has been forwarded to the Planning Commission for consideration on November 10, 2004.

Denial. The requested zoning is not consistent with the South Central Neighborhood Plan. Should the Plan Amendment be changed, staff would support the requested C-2 C General Commercial District with Conditional Use for Parking and Vehicle Storage with the following conditions: 1. No more than 15 vehicles currently licensed and in running condition on site at any given time for storage. 2. 30 day storage limitation.

The subject property was once the Southwestern Bell satellite office. The subject property is adjacent to C-2 Commercial District to the north (Southwestern Bell Offices), R-4 Residential Single-Family District to the west (100 Foot Storm Drainage Easement), R-6 S Residential Single-Family District across Kendalia Avenue to the south (Group day-care home), R-6 C Residential Single-Family District (Beauty Salon) and R-6 Residential Single-Family District across Commercial Avenue to the east.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: Z2004-229

City Council District NO. 4
 Requested Zoning Change
 From: "R-4,C-2" To "C-3"
 Date: October 19, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

B-4
 p.650

C:\Oct_5_2004
 (A.Z.)



CASE NO: Z2004230 S

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 8

Ferguson Map: 549 A7

Applicant Name:

The Wurzbach Estate at Burmeade Oaks,
Ltd.

Owner Name:

EM Heritage Holdings, Ltd.

Zoning Request: From R-6 Residential Single Family District to C-2 S Commercial District with Specific Use Authorization for a banquet hall.

Property Location: 0.323 acres and 0.914 acres out of NCB 13662

8542 Wurzbach Road

Proposal: To continue the development of a banquet hall

Neigh. Assoc. Kensington Neighborhood Association

Neigh. Plan None

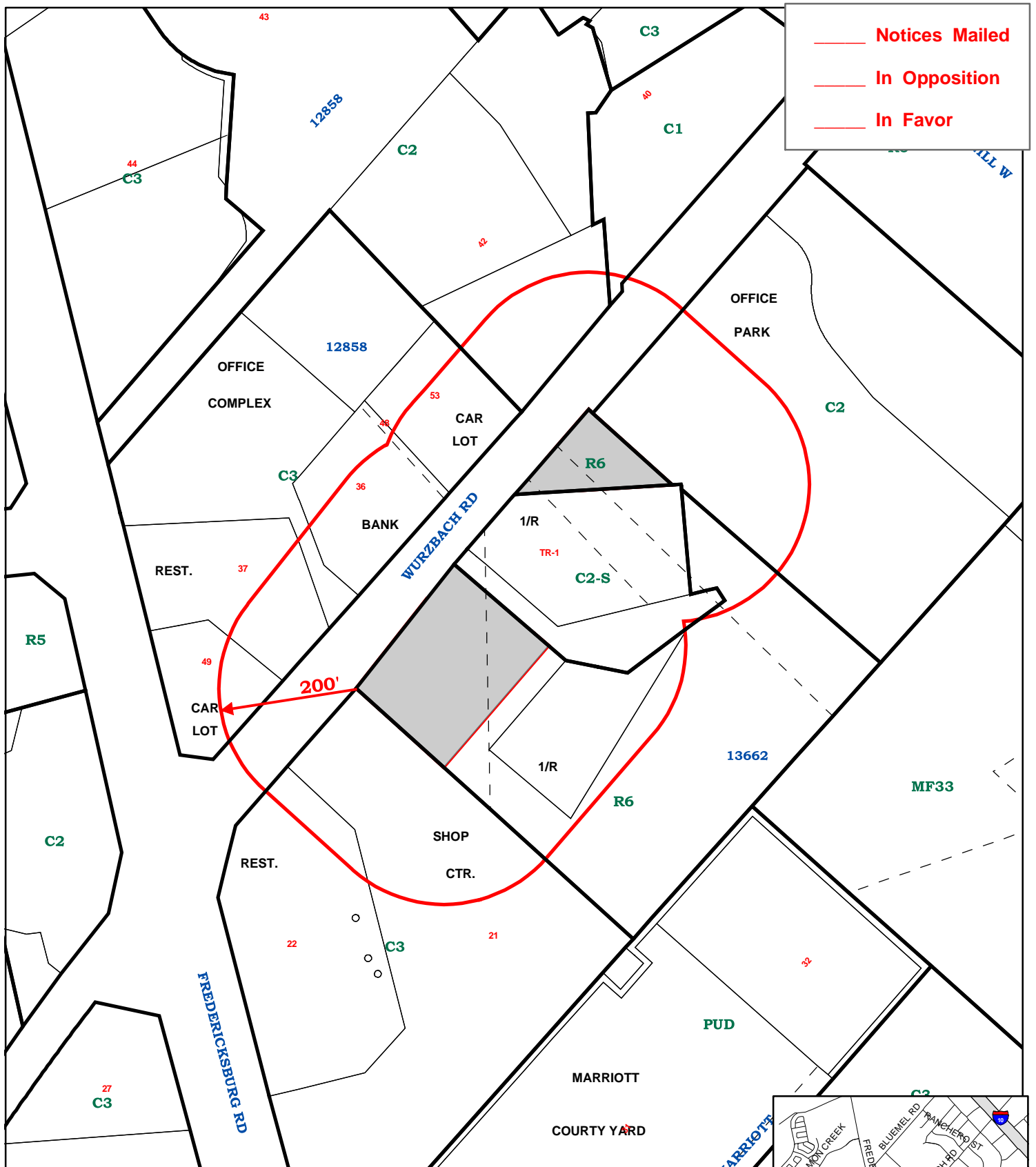
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

In April of 2004, the property owner requested a zone change (Z2004057 S) on 2.39 acres of property at this location, excluding certain portions fronting Wurzbach Road. The property owner is returning to Zoning Commission requesting a zone change for this previous excluded property to continue the development of the banquet hall. The applicant owns the single-family dwelling to the south of the subject property. A restaurant, bank and office complex exist across Wurzbach Road to the north and another office complex exists northeast of the property. Considering the subject property's location within the Fredericksburg and Wurzbach Road commercial node, the zoning request is appropriate.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2004-230

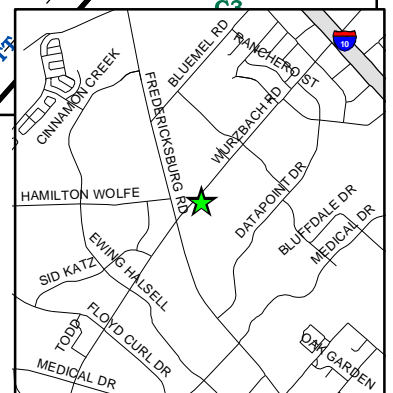
City Council District NO. 8
 Requested Zoning Change
 From: "R-6" To "C-2 S"
 Date: October 19, 2004
 Scale: 1" = 200'



A-7
 p.549



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 (A.Z.)



CASE NO: Z2004231 C

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 9

Ferguson Map: 550 F2

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

Casey Ventures, Inc.

Zoning Request: From R-5 Residential Single-Family District and C-2 Commercial District to C-2 C Commercial District with a Conditional Use for automobile sales.

Property Location: 16.29 acres out of NCB 12057

Northwest corner of Arion Parkway and West Coker Loop

Northwest corner of Arion Parkway and West Coker Loop

Proposal: To allow for automobile sales

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The existing zoning on the site is C-2. The majority of the surrounding area is zoned for C-3 general commercial use. C-2 C Commercial District with conditional use for automobile sales is a reasonable request for this area.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2004232

Final Staff Recommendation - Zoning Commission

Date: October 19, 2004

Council District: 4

Ferguson Map: 679 F2

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

McCombs Family Partners, Ltd.

Zoning Request: From R-6 Residential Single-Family District and I-1 General Industrial District to C-3 General Commercial District.

Property Location: 43.62 acres out of NCB 15248

Southwest corner of Old Pearsall Road and Southwest Loop 410

Southwest corner of Old Pearsall Road and Southwest Loop 410

Proposal: To allow for commercial use

Neigh. Assoc. People Active in Community Effort Neighborhood Association, Southwest Community Association

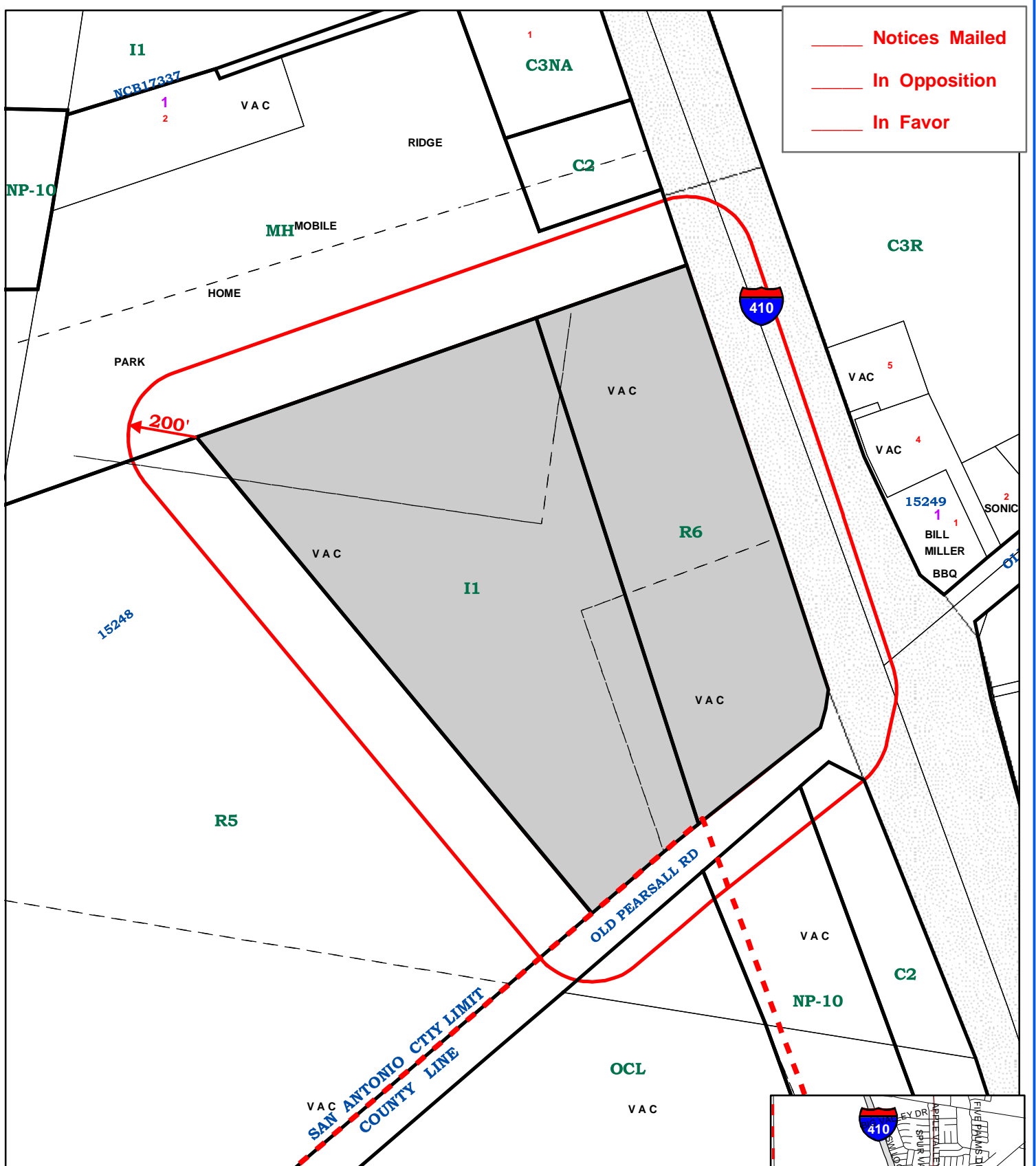
Neigh. Plan None

TIA Statement: The Development Services Traffic Impact Analysis (TIA) Division has reviewed the Level-3 TIA. The property owner must adhere to all required site improvements as outlined in the TIA.

Staff Recommendation:

Approval. The property is located at the intersection of Old Pearsall Road, a secondary arterial and Southwest Loop 410, an ideal location for C-3 level commercial development. The requested C-3 is a downzoning for over 50% of the subject property.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2004-232**

City Council District NO. 4
Requested Zoning Change
From: "R-6, I-1" To "C-3"
Date: October 19, 2004
Scale: 1" = 400'

Subject Property
 200' Notification

F-1
p.679



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 (A.Z.)

